

Mr Tony Brun  
Chief Executive Officer  
City of Cockburn  
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Our Ref: CMS 18123  
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Dear Mr Brun

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

<b>SCHEME</b>	<b>City of Cockburn Town Planning Scheme 3 Amendment 152</b>
<b>LOCATION</b>	<b>Former Glen Iris Golf Course on Berrigan Drive, Jandakot (Lots 6 and 7 Glen Iris Drive, Lots 3, 509 and 512 Dean Road and Lot 139 Imlah Court in Jandakot)</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>City of Cockburn</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given. (Not Appealable)</b>

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations. I have also attached a copy of the Chair's determination of the scheme.

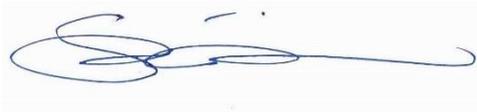
Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.

- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the Chair's determination, this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Meredith', is written over a light grey rectangular background.

**Dr Shaun Meredith**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

20 April 2022

Encl. Chair's Determination  
Scheme Advice and Recommendations

**ADVICE UNDER SECTION 48A(1)(a)  
ENVIRONMENTAL PROTECTION ACT 1986**

**City of Cockburn Town Planning Scheme (LPS) 3 Amendment 152**

**Location: Former Glen Iris Golf Course on Berrigan Drive, Jandakot (Lots 6 and 7 Glen Iris Drive, Lots 3, 509 and 512 Dean Road and Lot 139 Imlah Court in Jandakot)**

**Determination: Scheme Not Assessed – Advice Given (Not Appealable)**

**Determination Published: 26 April 2022**

**Summary**

The scheme amendment proposes to rezone various landholdings comprising the former Glen Iris Golf Club on Berrigan Drive, Jandakot from ‘Special Use’ and ‘Residential R40’ to the ‘Development’ zone.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment, as set out, is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the scheme amendment documentation provided by the City of Cockburn (the City), and having considered this matter, the following advice is provided.

**Environmental Factors**

The EPA has identified the following preliminary environmental factor relevant to this scheme:

- Flora and Vegetation
- Terrestrial Fauna
- Social Surroundings
- Inland Waters

**Advice and Recommendations regarding Environmental Factors**

**Flora and Vegetation and Terrestrial Fauna**

The amendment area contains scattered area of remnant native vegetation, including 1.9 hectares potentially representative of Banksia Woodlands of the Swan Coastal Plain threatened ecological community, and also contains scattered planted vegetation.

Preliminary Fauna Surveys and a Targeted Black Cockatoo Habitat Assessment conducted by Emerge Associates (Environmental Assessment Report (EAR) (Project No. EP20-009(08))02/12/2021) identified 11 significant black cockatoo habitat trees.

The EAR also identified 4.76 hectares and 4.88 hectares of foraging habitat within the amendment area for Carnaby's black cockatoo and forest red-tailed black cockatoo respectively.

Department of Biodiversity, Conservation and Attractions (DBCA) have provided advice that the vegetation within the amendment area is considered to have value as black cockatoo habitat. DBCA has also advised the habitat is considered potentially suitable for roosting by black cockatoos utilising potential foraging habitat to the east and south-east of the site, based on water present on the site.

The EPA supports 'Development Area No.45' within Table 9 of the Scheme with the provision that a structure plan is required to address environmental impacts that may arise within the proposed amendment area.

The EPA notes that the City have provided modified draft scheme text for Table 9 Development Areas to provide further protection of black cockatoo habitat values. It is noted Western Australian Planning Commission and the City have also liaised regarding the intent to modify the scheme text prior to advertising, and the EPA supports this approach.

In addition to structure planning provisions, it is recommended the scheme provisions are modified to include reference to future development being required to prioritise black cockatoo habitat for retention.

Consistent with DBCA advice, it is recommended that through future stages of planning, vegetation containing black cockatoo habitat is set aside in public open space and enhanced through the planting of black cockatoo habitat species to mitigate the impacts from the development. Planting should be designed to reduce the risk to fauna of vehicle strike.

### **Social Surroundings**

There is 'Industrial' zoned land and industrial development/operations to the south of the site.

Future residential development associated with the amendment may be subject to dust, noise and odour impacts from industrial land use.

EPA's Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* should be considered in managing potential impacts to surrounding land uses prior to progressing urban development.

### **Inland Waters**

Parts of the amendment area are located within the 'Jandakot Underground Water Pollution Control Area', a Priority 3 (P3) Priority Drinking Water Source Area (PDWSA), and within Wellhead Protection Zones (WPZ).

Future stages of planning should consider Water Quality Protection Note (WQPN) 25 *Land use compatibility tables for public drinking water source areas* (DWER 2021) and State Planning Policy (SPP) 2.3 *Jandakot Groundwater Protection* (WAPC 2017).

Future development should demonstrate best practice water management, consistent with *Better Urban Water Management* (WAPC 2008). Future water management plans should be prepared in consultation with Department of Water and Environmental Regulation to support local structure planning and subdivision, and should ensure that pre development hydrology is maintained post development, and that post development water quality is consistent with or improved in comparison to the pre development baseline.

## **Conclusion**

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through the proposed scheme provisions and existing planning controls. In addition, future planning processes and management measures will also manage potential impacts. The EPA recommends its advice is implemented to mitigate potential impacts to the above environmental factors.